

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, July 2, 2015 @ 3:00 PM  
City Hall Council Chambers  
101 First Street SE, Cedar Rapids, IA 52401

**Call Meeting to Order**

**Roll Call**

**A. Approval of the Minutes**

- a. **May 21, 2015**
- b. **June 11, 2015**

**B. Adoption of the Agenda**

**C. Action Items**

**1. Case Name: Vacant Railroad ROW East of Council Street NE, West of Rockwell Drive NE and South of Blairs Ferry Road NE (Rezoning)**

Consideration of a change of zone from C-2, Community Commercial Zone District and I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District as requested by Water Rock, LLC (Applicant/Titleholder)

***Case No: RZNE-018355-2015; Case Manager: Vern Zakostelecky***

**2. Case Name: Hawks Point Seventh Addition (Preliminary Plat)**

Consideration of a Preliminary Plat in RMF-1, Multiple Family Residence Zone District as requested by Thomas Dostal Developers, Inc. (Applicant/Titleholder)

***Case No. PRPT-018649-2015; Case Manager: Chris Strecker***

**3. Case Name: South of 76th Avenue, West of 6<sup>th</sup> Street SW(Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a I-2, General Industrial Zone District and A, Agricultural Zone District as requested by TH Development, LLC (Applicant) and Louis L. and Margaret Ellen Barta (Titleholders)

***Case No. PSDP-018650-2015; Case Manager: Chris Strecker***

**4. Case Name: TH Development Addition (Preliminary Plat)**

Consideration of a Preliminary Plat in I-2, General Industrial Zone District and A, Agriculture Zone District as requested by TH Development, LLC (Applicant) and Louis L. and Margaret Ellen Barta (Titleholders)

***Case No. PRPT-018657-2015; Case Manager: Chris Strecker***

**5. Case Name: 4444 1<sup>st</sup> Avenue NE (Conditional Use)**

Consideration of a Conditional Use for an Outdoor Service Area in C-2, Community Commercial Zone District as requested by Barmuda Companies (Applicant) and SDG Macerich Properties (Titleholder)

***Case No. COND-014051-2014; Case Manager: Dave Houg***

**D. New Business**



City Planning Commission  
City of Cedar Rapids  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, May 21, 2015 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Scott Overland, Chair  
Jim Halverson, Vice – Chair  
Carletta Knox-Seymour  
Virginia Wilts  
Samantha Dahlby  
Richard Pankey  
Kim King  
Dominique Blank  
Bill Hunse

DSD Staff: Joe Mailander, Manager  
Vern Zakostecky, Planner  
Dave Houg, Plats & Zoning Conditions Coordinator

CD Staff: Jeff Hintz, Planner  
Bill Micheel, Assistant Community Development Director  
Anne Russett, Planner  
Kirsty Sanchez, Planner

City Council Liaison: Justin Shields

**Call Meeting to Order**

The meeting was called to order at 3:00 p.m.

Commissioner Overland presented the opening statements stating the protocol of the meeting and the purpose of the City Planning Commission.

**Roll Call**

Roll call was answered with nine (9) Commissioners present.

**A. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the minutes. Commissioner Overland stated with no additions or corrections, the April 30, 2015 Minutes stand approved.

## **B. Adoption of the Agenda**

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

## **C. Action Items**

### **1. Case Name: 1609 3<sup>rd</sup> Street SE and 219 16<sup>th</sup> Avenue SE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Brett A. McCormick (Applicant/Titleholder)  
*Case No. PSDP-013126-2015; Case Manager: Vern Zakostecky*

Mr. Zakostecky stated the applicant is requesting Preliminary Site Development Plan approval for the property, which most recently was used as a contractor shop and warehouse and storage. The site plan also includes vacant property between the alley and 2<sup>nd</sup> Street SE that is proposed for parking. The property is currently zoned C-3, Regional Commercial Zone District and O-S, Office/Service Zone District. The proposal is to renovate the buildings into a mixed use development including a bar, restaurant, entertainment/amusement venue. The upper level of the building at 219 16<sup>th</sup> Avenue SE may end up being used as residential provided building code issues can be adequately addressed. Mr. Zakostecky presented a Location Map, Aerial Photo, Site Plan and Renderings of the buildings.

Commissioner Overland called for questions of Mr. Zakostecky. Mr. Zakostecky stated that if the applicant were to serve alcohol outside they would have to submit for a Conditional Use application for an Outdoor Service Area permit.

Commissioner Halverson asked why the applicant did not submit for a Planned Unit Development for this project. Mr. Zakostecky stated that based on the projects the applicant is proposing, it is not a huge mix of uses and staff felt the current zoning was appropriate.

Commissioner Overland called for a representative of the applicant.

Ghassan Halloush, All Trans, Inc., 1930 St Andrews Court NE stated he would be happy to answer any questions.

Commissioner Hunse asked if there were any stormwater issues. Mr. Zakostecky stated that since the site was already developed there would not be any stormwater detention requirement.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

**2. Case Name: 1200 Continental Place NE (Conditional Use)**

Consideration of a Conditional Use for Warehousing, Wholesaling and Distribution Establishments in a C-3, Regional Commercial Zone District as requested by Continental Place, LLC (Applicant/Titleholder)

**Case No: COND-016331-2015; Case Manager: Dave Houg**

Mr. Houg stated that staff had examined the Major Revised Site Development Plan for a Conditional Use submitted by Greg's Lawn & Landscaping for property located at 1200 Continental Place NE and zoned C-3, Regional Commercial Zone District. The area shown for the proposed development consists of the original parcel (4.20 acres) and an additional leased parcel (1.79 acres). This request is for an expansion of an existing contractor's shop with additional outdoor storage and fencing which includes an adjacent parcel to the north. Mr. Houg presented a Location Map, 2012 Aerial View, 2014 Aerial View and a Site Plan.

Commissioner Overland called for questions of Mr. Houg. No questions were presented.

Commissioner Overland called for a representative of the applicant.

Mike Brain, Brain Engineering, 1540 Midland Court NE stated he would be happy to answer any questions.

Commissioner Pankey asked if they were adding fencing to screen the property. Mr. Zakostelecky stated that the fence would be moved 20 feet and then landscaping would be provided for screening.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve change of zone from I-1, Light Industrial Zone District to R-3, Single Family Residence Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Blank asked if the trail would be inside the fence. Mr. Zakostelecky stated that it would be outside the fence.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

**3. Case Name: 1103 and 1201 Blairs Ferry Road. NE (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a PUD-1, Planned Unit Development One Zone District at 1103 and 1201 Blairs Ferry Road NE as requested by Hunter Companies, LLC (Applicant/Titleholder)

*Case No: PSDP-016434-2015; Case Manager: Vern Zakostelecky*

Mr. Zakostelecky stated the applicant is requesting Preliminary Site Development Plan approval for the property, which is the former Nash Finch distribution facility and property and a concrete distribution center. The improvements on the property are in the process of being demolished and recycled for re-use. The property is currently zoned PUD-1, Planned Unit Development One Zone District. The proposal is to subdivide the property into 13 lots for future development of mixed use commercial/office spaces. Since this project is still in the marketing phase there will most likely be changes to parking, building footprints, etc. These changes, if minor in nature would be dealt with at the time of Administrative Site Plan application. Mr. Zakostelecky presented a Location Map, Aerial Photo as well as a Site Plan.

Commissioner Overland called for questions of Mr. Zakostelecky.

Commissioner Dahlby asked if there would be pedestrian access within the property. Mr. Zakostelecky stated there will be a sidewalk on Blairs Ferry Road and they would have to have sidewalks internally. Commissioner Dahlby asked if the applicant had included any bicycle racks. Mr. Zakostelecky stated that they had included bicycle racks.

Commissioner Blank asked about the trail. Mr. Zakostelecky stated there was a condition included.

Commissioner Hunse asked if the applicant had been in contact with the transit entity. Mr. Zakostelecky stated he did not know. Commissioner Hunse further stated his concerns about fire truck routes and maneuver space, semi truck routes and maneuver space, trash enclosures, parking impact, maneuver room, traffic visibility triangle impacts, sidewalk/pedestrian access to the southern buildings, sand / oil interceptors throughout the site and required egress from the rear of larger buildings and ADA route to R/W.

Commissioner Overland asked how the stormwater detention works as it builds out. Mr. Zakostelecky stated it would look like a typical detention area which would be addressed on a lot by lot basis, but could also include bio-cells and rain gardens.

Commissioner Overland asked what additional enhancements would be done. Mr. Zakostelecky stated that the building will be enhanced with stone, brick architectural metals, etc. and a preliminary list of what types of uses that would be allowed and which would not be allowed. Commissioner Overland asked if there would be a covenant. Mr. Zakostelecky stated that there will be a development agreement due to the fact it is a PUD development and that the developer is also working on restrictive covenants for the property.

Commissioner Dahlby stated there is only one bus stop on Blairs Ferry and a bus stop at light would be preferable for safety. Commissioner Dahlby asked if there would be a landscape screening on their site. Mr. Zakostelecky stated it falls on Greg's Lawn Service to the south.

Commissioner Overland called for a representative of the applicant. No applicant was present.

Commissioner Overland called for members of the public who wished to speak.

Greg Scharf, 1200 Continental Place NE asked where the water detention was going to drain off on site.

Mr. Zakostelecky stated that runoff could not go off onto other neighbors' property. Mr. Strecker stated that run off would be on Blairs Ferry Road or Council Street or Continental Place.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Preliminary Site Development Plan in an I-1, Light Industrial Zone District. Commissioner Knox-Seymour seconded the motion.

Commissioner Blank stated she was excited for this and trust that what we do not see but feel that it will look great.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed by a vote of 8 to 1.

#### **4. Case Name: 3730 Williams Boulevard SW (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-2, Community Commercial Zone District at 3730 Williams Boulevard SW as requested by Kwik Trip, Inc. (Applicant) and Perpetual Savings & Loan Association (Titleholder)

***Case No: PSDP-017977-2015; Case Manager: Chris Strecker***

Mr. Strecker the property is currently developed as a bank. The applicant is applying for Preliminary Site Development Plan approval to construct a 9,022 sq. ft. convenience store including a car wash. Mr. Strecker presented a Zoning Ariel, Street View, Revised Site Plan and Renderings. Mr. Strecker further stated that an additional condition had been added which is: "That a pedestrian sidewalk connection be constructed from the main customer entrance southerly to the proposed sidewalk along Williams Boulevard SW." An Administrative Site Development plan will be reviewed as part of City review.

Commissioner Overland called for questions of Mr. Strecker.

Commissioner Wilts asked where the cars would exit the car wash. Mr. Strecker stated that cars will exit towards Williams Boulevard.

Commissioner Hunse failed to see where the trash enclosure was located. Mr. Strecker stated that it is behind the ice machines at the rear of the building.

Commissioner Overland called for a representative of the applicant.

Brent Dusek, Kwik Trip/Kwik Star, 1626 Oak Street, LaCross, WI stated he would be happy to answer any questions of the Commissioners.

Commissioner Overland called for questions of the applicant.

Commissioner Blank asked if he had spoken with the neighbors. Mr. Dusek stated he did not and did not know if Mr. Dummond had reached out to the neighbors.

Commissioner Hunse asked if they anticipated outside sales of mulch, charcoal, and firewood. Mr. Dusek stated they do occasionally sell firewood.

Commissioner Wilts asked if this would be a 24 hour station. Mr. Dusek stated it would be a 24/7 station.

Commissioner Blank asked if they would have compressed natural gas on site. Mr. Dusek stated no.

Commissioner Pankey asked what the screen fencing would be between the station and the residential property. Mr. Dusek stated that landscaping would be added rather than privacy fencing. Mr. Zakostecky stated that Kwik Trip/Kwik Star had submitted a very extensive landscaping plan and is exceeding the buffering and screening requirements.

Commissioner Knox-Seymour stated that this will be a nice feature for this area. Commissioner Knox-Seymour further stated that she hoped they would reach out to the neighbors. Mr. Dusek stated that when they do start the project, they typically reach out to the neighbors and want to be good neighbors.

Commissioner Overland asked if there was an Ordinance that prohibited stations to stack items near the pumps. Mr. Zakostecky stated there are some restrictions but they are not totally restricted from stacking items.

Commissioner Overland called for members of the public who wished to speak.

Rick Bowman, 2415 Westdale Drive SW asked if there will be a dedicated road off Westdale or would the Kwik Star be using the shared access road that was shared with the bank. Mr. Zakostecky stated that there would only be one access from Westdale. Iowa DOT would not allow an access from Williams Boulevard due to the amount of traffic on that road.

Commissioner Pankey asked if there was a recorded agreement. Mr. Bowman stated he would have to research his files if there was a recorded agreement. Mr. Bowman wanted to make his concern known.

Commissioner Overland called for a motion.

Commissioner Hunse stated he would like to add a condition that no outside sales of merchandise be allowed and if that fails that outside sales be subject to a use permit.

Commissioner Overland called for a motion.

Commissioner Hunse made a motion to approve the Preliminary Site Development Plan in a C-2, Community Commercial Zone District with the added condition that no outside sales of merchandise be allowed. Commissioner Halverson seconded the motion.

Commissioner Halverson stated that all the convenience stores have outside sales on merchandise and asked how would the City would approach that to enforce these sales. Mr. Zakostecky stated that the City allows for outdoor sales in many stores. This is a bigger discussion and a policy issue.

Commissioner Halverson stated that posing this restriction on this project was unfair and suggested when the code is updated then it would affect all parties.

After discussion Commissioner Hunse withdrew the motion.

Commissioner Overland called for a motion. Commissioner Halverson made a motion to approve the Preliminary Site Development Plan in a C-2, Community Commercial Zone District. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Blank asked about the shared drive issues. Mr. Zakostecky stated that this is a shared drive and more discussion will take place to make certain all parties are in agreement.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

#### **D. New Business**

- a. Consideration of the proposed Center Point Urban Renewal Area and Plan located at 1427 Center Point Road NE and an Ordinance relating to collection of tax increment within the proposed area (Kirsty Sanchez)

Kirsty Sanchez that City Council has initiated proceedings to consider the creation of the Center Point Urban Renewal Area Plan located at 1427 Center Point Road NE. The proposed Urban Renewal Area is generally located southeast of the intersection of Interstate 380 and 29<sup>th</sup> Street NE in the City of Cedar Rapids. This district is intended to stimulate private investment through planning and providing land for new and expanding private development and to achieve a well-balanced diversified economy.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation *“as to its conformity with the general plan for the development of the municipality as a whole.”*

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Center Point Urban Renewal Plan for the Center Point Urban Renewal Area with the EnvisionCR Comprehensive Plan.

Commissioner Overland called for questions of Ms. Sanchez. No questions were presented.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the request for a proposed Center Point Urban Renewal Area and Plan. Commissioner Halverson seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

- b. Consideration of the proposed Creekside Urban Renewal Area and Plan located at 1415 Center Point Road NE and an Ordinance relating to collection of tax increment within the proposed area (Kirsty Sanchez).

Ms. Sanchez stated that City Council has initiated proceedings to consider the creation of the Creekside Urban Renewal Area Plan located at 1415 Center Point Road NE. The proposed Urban Renewal Area is generally located southeast of the intersection of Interstate 380 and 29<sup>th</sup> Street NE in the City of Cedar Rapids. This district is intended to stimulate private investment through planning and providing land for new and expanding private development and to achieve a well-balanced diversified economy.

The State Code of Iowa requires that prior to City Council adoption of an Urban Renewal Area, the Urban Renewal Plan be referred to the City Planning Commission for review and recommendation *“as to its conformity with the general plan for the development of the municipality as a whole.”*

The action requested from Planning Commission at this time is to make a finding regarding the consistency of the proposed Creekside Urban Renewal Plan for the Creekside Urban Renewal Area with the EnvisionCR Comprehensive Plan.

Commissioner Overland called for questions of Ms. Sanchez. No questions were presented.

Commissioner Overland called for a motion. Commissioner Hunse made a motion to approve the request for the proposed Creekside Urban Renewal Area and Plan at 1415 Center Point Road NE. Commissioner Wilts seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

- c. Informational presentation and discussion on the Cedar Rapids Draft Historic Preservation Plan (Anne Russett)

Anne Russett reported on the Draft Historic Preservation Plan and its background. In August 2011 the City entered into an MOA with FEMA, SHPO, IHSEMD regarding the demolition of historic properties that resulted from the 2008 flood. The MOA includes 8 mitigation measures, including the preparation of a Historic Preservation Plan

#### Draft Plan Framework

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- Part 1 – Preservation in Cedar Rapids
  - Introduction
  - Vision for Historic Preservation
  - Cedar Rapids Preservation Program
- Part 2 – Preservation Background
  - Historic Preservation Program Components
- Part 3 – The City’s Cultural Resources

## Vision for Framework in Cedar Rapids 2025

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- Historic properties are integral to life in Cedar Rapids.
- Historic properties convey the humanity of the city.
- A network of individuals and organizations support historic preservation throughout the community.
- Historic preservation is solution oriented.
- Historic preservation looks forward while valuing the past.
- Historic preservation is integrated in planning efforts.
- The City's historic preservation program is readily accessible.
- The preservation program provides guidance for treatment of historic properties.
- Historic properties are key to the City's sustainability initiatives.

## Key Initiatives

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- Incorporate historic preservation into Neighborhood Action Plans and Corridor Action Plans, planning study areas, and other City planning projects.
  - Update Chapter 18 Historic Preservation of the Municipal Code.
  - Update the Guidelines for Cedar Rapids Historic Districts.
  - Update Chapter 32 Zoning of the Municipal Code to better support preservation and consideration of neighborhood character.
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The following outlines the final step for the development of the Plan:

### Step 4. Develop Final Cedar Rapids Historic Preservation Plan

- Revisions based on Stakeholder Feedback  
May 2015
- Revise Draft Historic Preservation Plan & Submit to Reviewing Bodies\*  
May 2015
- Meetings with Community Stakeholders  
May & June 2015
- Discussions with the Cedar Rapids Historic Preservation Commission  
May & June 2015
- Additional Revisions to Plan based on Feedback from Reviewing Bodies\*  
June 2015
- Deliver Final Historic Preservation Plan to Reviewing Bodies\*  
July 2015
- Present Final Preservation Plan to:  
August 13, 2015
  - Historic Preservation Commission
  - City Planning Commission
- Present Final Preservation Plan to City Council  
September 22, 2015

Commissioner Pankey asked if there was a financial benefit for the City if we have this in place to assist Historic Preservation. Ms. Russett stated that since the City is a Certified Local Government, the city does have access to some grants. In addition, one of the benefits of preservation is that it can increase property values, which would also be an economic benefit to the City. Jeff Hintz with the City's Community Development Department also added that some granting bodies look for plans, so having a preservation plan could increase the number of grant opportunities.

Commissioner Halverson stated that sometimes the CPC reviews development projects within historic districts. He asked how to ensure compatibility of new projects within these districts and if the plan would address that.

Ms. Russett stated that this is a topic that will be addressed as part of the comprehensive update to Chapter 32 Zoning of the municipal code.

Commissioner Wilts asked what other cities in Iowa have historic preservation plans.

Ms. Russett stated that the City of Iowa City has a historic preservation plan. Mr. Hintz added that preservation plans are not that common.

The meeting was adjourned at 4:33 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development

Draft #2 CPC Minutes

**MINUTES OF  
CITY PLANNING COMMISSION MEETING,  
Thursday, June 11, 2015 @ 3:00 p.m.**

**Cedar Rapids City Hall Council Chambers, 101 First Street SE**

Members Present: Scott Overland, Chair  
Carletta Knox-Seymour  
Virginia Wilts  
Samantha Dahlby  
Richard Pankey  
Kim King  
Bill Hunse (Arrived Late)

Members Absent: Jim Halverson  
Dominique Blank

DSD Staff: Joe Mailander, Manager  
Vern Zakostecky, Planner  
Dave Houg, Plats & Zoning Conditions Coordinator

BSD Staff: Kevin Ciabbati, Director

CD Staff: Betty Sheets, Administrative Assistant  
Caleb Mason, Redevelopment Analyst

City Council Liaison: Justin Shields

**Call Meeting to Order**

The meeting was called to order at 3:00 p.m.

Opening statements were presented stating the protocol of the meeting and the purpose of the City Planning Commission.

**Roll Call**

Roll call was answered with seven (7) Commissioners present.

**A. Approval of the Minutes**

Commissioner Overland called for any additions or corrections to the May 21, 2015 minutes. Commissioner Overland stated that Commissioner Halverson seconded Commissioner Hunse motion to approve the Preliminary Site Development Plan at 3730 Williams Boulevard SW in a C-2, Community Commercial Zone District with the added condition that no outside sales of merchandise be allowed. Minutes stand approved with corrections.

## **B. Adoption of the Agenda**

Commissioner Overland called for any additions or corrections to the agenda. Commissioner Overland stated with no additions or corrections, the agenda stands approved.

## **C. Action Items**

### **1. Case Name: 1225 13<sup>th</sup> Street NW (Rezoning)**

Consideration of a change of zone from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District as requested by The Meth-Wick Community (Applicant/Titleholder)

*Case No: RZNE-017699-2015; Case Manager: Vern Zakostecky*

Mr. Zakostecky stated this is a request to rezone a portion of 1.605 acres to the RMF-2 Zoning District. The bulk of the property is already zoned RMF-2. The rezoning and site plan application is to allow for development of a four-story residential structure on the Meth-Wick Community Campus. The property is vacant land with the exception of the parcel proposed for rezoning, which has a single-family home. The home would be demolished if the rezoning and site plan are approved. The proposed structure will have parking, storage units and a lobby on the ground floor and 18 residential units on the other three levels. Mr. Zakostecky presented a Location Map, General Information, Aerial Photo, Site Plan and Renderings.

Commissioner Overland called for questions of Mr. Zakostecky. No questions were presented.

Commissioner Overland called for a representative of the applicant.

Tred Schnoor, Schnoor-Bonifazi Engineering, 431 5<sup>th</sup> Avenue SW stated he would be happy to answer questions of the Commission.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No members of the public were present.

Commissioner Overland called for a motion. Commissioner Wilts made a motion to approve the change of zone from R-3, Single Family Residence Zone District to RMF-2, Multiple Family Residence Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Hunse arrived at 3:10pm

**2. Case Name: 102 16<sup>th</sup> Avenue SW (Conditional Use)**

Consideration of a Conditional Use for Dwelling Unit on the Ground Floor in a C-3, Regional Commercial Zone District as requested by Robert and Jitka Schaffer (Applicants/Titleholders)

**Case No: COND-018013-2015; Case Manager: Dave Houg**

Mr. Houg stated this is a request for a Conditional Use to allow for a dwelling unit on the ground floor in a C-3, Regional Commercial Zone District as part of a proposal to construct a 2-story mixed-use building at 102 16<sup>th</sup> Avenue SW near the Czech Village. The project will add seven (7) residential units to the site and will provide 4,981 s. f. of commercial space on the ground floor. Residential units above the ground floor are allowed in all commercial districts per the Municipal Code. Mr. Houg presented General Information, 2014 Aerial View, Site Plan, Street View and Renderings. Mr. Houg stated that the Board of Adjustments will consider this Conditional Use request at its meeting on July 13, 2015.

Commissioner Overland called for questions of Mr. Houg. No questions were presented.

Commissioner Dahlby asked if this project would front the street or the parking lot. Mr. Houg stated it fronts to the street.

Commissioner Wilts asked if the resident next to the building was contacted. Mr. Houg stated that the applicant owns that home.

Commissioner King asked why it had to go to the Board of Adjustments. Mr. Houg stated that because it was residential on the ground floor in a commercial district.

Commissioner Overland called for a representative of the applicant. The applicant did not wish to speak.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No member of the public was present.

Commissioner Overland called for a motion. Commissioner Dahlby made a motion to approve of a Conditional Use for Dwelling Unit on the Ground Floor in a C-3, Regional Commercial Zone District. Commissioner King seconded the motion.

Commissioner Overland called for discussion on the motion.

Commissioner Overland stated that he thought it was a cool design and there had not been anything on that site for as long as he can remember.

Commissioner Wilts stated that it was going to add to the Czech Village also.

Commissioner Hunse lauded the mixed-use aspect of the project.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

**3. Case Name: 600 1<sup>st</sup> Street SE (Conditional Use)**

Consideration of a Conditional Use for Outdoor Service Area in a C-4, Central Business Zone District as requested by Clock House, LLC (Applicants/Titleholders)

**Case No: COND-018044-2015; Case Manager: Dave Houg**

Mr. Houg stated this is a request for a Conditional Use approval for an Outdoor Service Area for property owned by Clock House, LLC at 600 First Street SE and zoned C-4, Central Business Zone District. Mr. Houg presented an Aerial Photo, Site Plan, Renderings and stated that this project would go before the Board of Adjustments on July 13, 2015 for final determination.

Commissioner Overland called for questions of Mr. Houg. No questions were presented.

Commissioner Hunse asked if the scope of the work was only the patio. Commissioner Overland stated that was correct.

Commissioner Overland called for a representative of the applicant.

Chad Pelley, Ahmann Companies, 1641 Boyson Square Drive, Hiawatha, Iowa stated he was available to answer any questions of the Commissioners.

Commissioner Overland called for questions of the applicant. No questions were presented.

Commissioner Overland called for members of the public who wished to speak. No members of the public were present.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Conditional Use for Outdoor Service Area in a C-4, Central Business Zone District. Commissioner Dahlby seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

**4. Case Name: 200, 210 and 212 3<sup>rd</sup> Avenue SW (Preliminary Site Development Plan)**

Consideration of a Preliminary Site Development Plan in a C-3, Regional Commercial Zone District as requested by Kingston Lofts, LLC (Applicant/Titleholder)

**Case No. PSDP-018873-2015; Case Manager: Vern Zakostelecky**

Mr. Zakostelecky stated this is a request for Preliminary Site Development Plan approval for the property which are vacant lots formerly developed commercially. The former buildings were demolished due to extensive damage from the Flood of 2008. The proposed improvements on the property are construction of a new four story residential condo building with parking on the

ground level. Since there are no residential units on the ground floor a conditional use is not required. The property is currently zoned C-3, Regional Commercial Zone District. Mr. Zakostecky presented a Location Map, General Information, Aerial Photo, Site Plan and Renderings.

Commissioner Overland called for questions of Mr. Zakostecky.

Commissioner Hunse asked if the City was comfortable with the parking ratio. Mr. Zakostecky stated that the two parking per unit has never been a problem.

Commissioner Overland called for a representative of the applicant.

Chad Pelley, Ahmann Companies, 1641 Boyson Square Drive, Hiawatha, Iowa stated he was available to answer any questions of the Commissioners.

Commissioner Overland called for questions of the applicant.

Mr. Pelley stated there would be 2 three bedrooms, even split of one and two bedrooms for the balance with some dens.

Mr. Pelley stated that there is Core Area reduction for required parking due to being in close proximity to the trail system which reduces the required amount down. Parking is provided inside the building at a rate of one stall per bedroom and there is off-site parking space totally 17 spaces.

Commissioner Hunse stated he trusts they feel that is good for the market. Mr. Pelley stated that for this high end of condo that they felt they needed one per bedroom.

Commissioner Overland called for members of the public who wished to speak. No members of the public were present.

Commissioner Overland called for a motion. Commissioner Knox-Seymour made a motion to approve the Preliminary Site Development Plan in a C-3, Regional Commercial Zone District. Commissioner Pankey seconded the motion.

Commissioner Overland called for discussion on the motion. No further discussion.

Commissioner Overland stated that this was an extremely exciting project and the design will make a nice complement to what else is on that street and badly needs to be filled.

Commissioner Overland called for a vote on the motion. The motion passed unanimously with none opposed.

Commissioner Overland stated that was the end of our meeting and there was no new business.

Mr. Mailander asked if anyone was not available for the next meeting which would be July 2<sup>nd</sup> and prior to the July 4<sup>th</sup> holiday to let Betty know so that we would have a quorum.

Commissioner Hunse stated that because he was late he missed the minutes and was concerned about one case. Commissioner Overland asked which case. Commissioner Hunse stated it was the Nash Finch project and that the minutes did not reflect several of the items he brought up at the meeting and were missing from the minutes. Commissioner Hunse asked if the minutes were recorded and then transcribed. Commissioner Overland stated that the minutes are recorded and then transcribed after the meeting. Commissioner Overland stated that if Commissioner Hunse felt some comments were missed, they would be added and the minutes will be approved at the next meeting. Commissioner Hunse wanted these concerns added to the minutes: about fire truck routes and maneuver space, semi-truck routes and maneuver space, trash enclosures, parking impact, traffic visibility triangle impacts, and sidewalk/pedestrian access to the southern buildings, sand / oil interceptors throughout the site and required egress from the rear of larger buildings and ADA route to R/W.

The meeting was adjourned at 3:30 pm

Respectfully Submitted,

Betty Sheets, Administrative Assistant  
Community Development

Draft CPC Minutes



Development Services Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
Telephone: (319) 286-5043

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Rezoning Without a Master Site Development Plan

---

CPC Date: July 2, 2015  
To: City Planning Commission  
From: Development Services Department

Applicant: Water Rock, LLC  
Titleholder: Water Rock, LLC

Location: Between Council Street NE and Rockwell Drive NE, south of Blairs Ferry Road NE  
Request: Rezoning from C-2, Community Commercial Zone District and I-1, Light Industrial Zone District to PUD-1, Planned Unit Development One Zone District

Case Manager: Vern Zakostelecky  
Case Number: RZNE-018355-2015

---

**BACKGROUND INFORMATION:**

The property is largely undeveloped and was formerly railroad right-of-way. The majority, if not all of this property will be parceled off and added to adjoining properties for future development. Greg's Lawn Service has a purchase agreement with the property owner to buy a portion of this site adjoining their property to the south for future expansion. The pieces of property on the west and east end of this property may end up being purchase by Hunter Companies, Inc. and added to the redevelopment of the former Nash Finch site to the north. Since it is not known exactly how the property will development no site plan has been submitted at this time.

**FINDINGS:**

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

- 1. Whether the amendment is required to correct a technical mistake in the existing zoning regulations.**

*Staff Comments:* The request rezoning is not required to correct a technical mistake in the existing zoning regulations.

- 2. Whether the amendment is consistent with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.**

*Staff Comments:* The Future Land Use Map in the Comprehensive Plan shows the property as “Urban-High Intensity”, which is reflective of the way the properties in the general area are developed or proposed for redevelopment. As such based on the Future Land Use Map and the goals and objective of the Comprehensive Plan the requested rezoning is in accord with the Envision CR Plan.

- 3. Whether the amendment is consistent with the characteristics of the surrounding area, including any changing conditions.**

*Staff Comments:* The amendment is consistent with the surrounding neighborhood since there are a mix of office, commercial, service uses, warehousing, wholesaling and distribution and light manufacturing in the general area.

- 4. Whether the property is suitable for all of the uses permitted in the proposed district.**

*Staff Comments:* The property has been identified as suitable for mixed uses.

- 5. Whether the proposed amendment will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.**

*Staff Comments:* The proposed use and redevelopment of this property will be consistent with the existing development in the neighborhood and will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

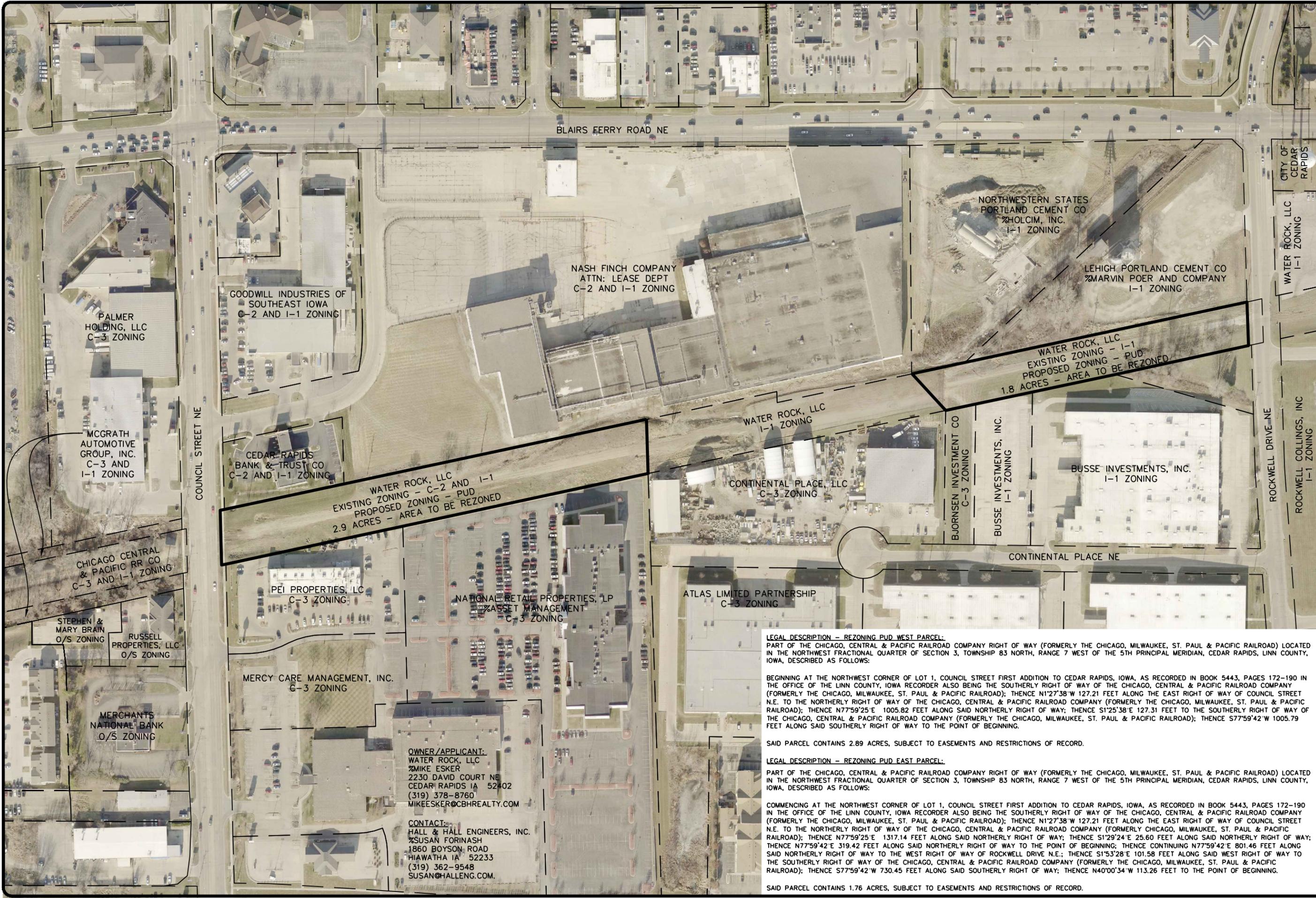
- 6. Whether facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

*Staff Comments:* All facilities and services, including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation are currently in place and serving the existing neighborhood and are readily available to adequately serve the applicant’s property. The proposed development will not negatively impact levels of service to existing development in the general area.

## **RECOMMENDED CONDITIONS:**

If the City Planning Commission recommends approval of the proposed rezoning use, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. Subject property shall be platted per State and City platting regulations.
2. Future development under this rezoning action shall be subject to the PSDP review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.



BLAIRS FERRY ROAD NE

COUNCIL STREET NE

CITY OF CEDAR RAPIDS

WATER ROCK, LLC  
I-1 ZONING

ROCKWELL DRIVE NE  
ROCKWELL COLLINGS, INC  
I-1 ZONING

NORTHWESTERN STATES  
PORTLAND CEMENT CO  
%HOLCIM, INC.  
I-1 ZONING

LEHIGH PORTLAND CEMENT CO  
%MARVIN POER AND COMPANY  
I-1 ZONING

NASH FINCH COMPANY  
ATTN: LEASE DEPT  
C-2 AND I-1 ZONING

GOODWILL INDUSTRIES OF  
SOUTHEAST IOWA  
C-2 AND I-1 ZONING

PALMER  
HOLDING, LLC  
C-3 ZONING

MCCRATH  
AUTOMOTIVE  
GROUP, INC.  
C-3 AND  
I-1 ZONING

CEDAR RAPIDS  
BANK & TRUST CO  
C-2 AND I-1 ZONING

WATER ROCK, LLC  
EXISTING ZONING - C-2 AND I-1  
PROPOSED ZONING - PUD  
2.9 ACRES - AREA TO BE REZONED

WATER ROCK, LLC  
I-1 ZONING

CONTINENTAL PLACE, LLC  
C-3 ZONING

BJORNSEN INVESTMENT CO  
C-3 ZONING

BUSSE INVESTMENTS, INC.  
I-1 ZONING

WATER ROCK, LLC  
EXISTING ZONING - I-1  
PROPOSED ZONING - PUD  
1.8 ACRES - AREA TO BE REZONED

BUSSE INVESTMENTS, INC.  
I-1 ZONING

CHICAGO CENTRAL  
& PACIFIC RR CO  
C-3 AND I-1 ZONING

STEPHEN &  
MARY BRAIN  
O/S ZONING

RUSSELL  
PROPERTIES, LLC  
O/S ZONING

PEI PROPERTIES, LLC  
C-3 ZONING

NATIONAL RETAIL PROPERTIES, LP  
%ASSET MANAGEMENT  
C-3 ZONING

ATLAS LIMITED PARTNERSHIP  
C-3 ZONING

CONTINENTAL PLACE NE

MERCY CARE MANAGEMENT, INC.  
C-3 ZONING

MERCHANTS  
NATIONAL BANK  
O/S ZONING

OWNER/APPLICANT:  
WATER ROCK, LLC  
%MIKE ESKER  
2230 DAVID COURT NE  
CEDAR RAPIDS IA 52402  
(319) 378-8760  
MIKEESKER@CBHREALTY.COM

CONTACT:  
HALL & HALL ENGINEERS, INC.  
%SUSAN FORINASH  
1860 BOYSON, ROAD  
HIAWATHA IA 52233  
(319) 362-9548  
SUSAN@HALLENG.COM

**LEGAL DESCRIPTION - REZONING PUD WEST PARCEL:**

PART OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY RIGHT OF WAY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD) LOCATED IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, COUNCIL STREET FIRST ADDITION TO CEDAR RAPIDS, IOWA, AS RECORDED IN BOOK 5443, PAGES 172-190 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER ALSO BEING THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD); THENCE N1°27'38"W 127.21 FEET ALONG THE EAST RIGHT OF WAY OF COUNCIL STREET N.E. TO THE NORTHERLY RIGHT OF WAY OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD); THENCE N77°59'25"E 1005.82 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE S1°25'38"E 127.31 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD); THENCE S77°59'42"W 1005.79 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.89 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**LEGAL DESCRIPTION - REZONING PUD EAST PARCEL:**

PART OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY RIGHT OF WAY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD) LOCATED IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CEDAR RAPIDS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, COUNCIL STREET FIRST ADDITION TO CEDAR RAPIDS, IOWA, AS RECORDED IN BOOK 5443, PAGES 172-190 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER ALSO BEING THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD); THENCE N1°27'38"W 127.21 FEET ALONG THE EAST RIGHT OF WAY OF COUNCIL STREET N.E. TO THE NORTHERLY RIGHT OF WAY OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD); THENCE N77°59'25"E 1317.14 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE S1°29'24"E 25.60 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE N77°59'42"E 319.42 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE CONTINUING N77°59'42"E 801.46 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE WEST RIGHT OF WAY OF ROCKWELL DRIVE N.E.; THENCE S1°53'28"E 101.58 FEET ALONG SAID WEST RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO, CENTRAL & PACIFIC RAILROAD COMPANY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD); THENCE S77°59'42"W 730.45 FEET ALONG SAID SOUTHERLY RIGHT OF WAY; THENCE N40°00'34"W 113.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.76 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**HALL & HALL ENGINEERS, INC.**  
*Leaders in Land Development Since 1953*  
 1860 BOYSON ROAD, HIAWATHA, IOWA, 52233  
 PHONE: (319) 362-9548 FAX: (319) 362-7596  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • LAND DEVELOPMENT PLANNING  
 www.halleeng.com

**REZONING EXHIBIT**  
 VACANT RAILROAD ROW  
 W/O ROCKWELL DRIVE NE, E/O COUNCIL STREET NE  
 CEDAR RAPIDS, LINN COUNTY, IOWA

Sheet Title:	Re-zoning Exhibit
Date:	06/12/15
Field Book No:	FBK
Scale:	1"=200'
Sheet:	1 of 1
Project Number:	9755-5



Development Service Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
Telephone: (319) 286-5043

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Major Preliminary Plat

---

CPC Date: July 2, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Thomas Dostal Developers Inc.  
Titleholder: Thomas Dostal Developers Inc.

Plat Name: Hawks Point Seventh Addition  
Location: East of West Post Road SW and North of Williams Boulevard SW  
Request: Consideration of a Major Preliminary Plat

Case Manager: Chris Strecker  
Case Number: PRPT-018649-2015

---

**BACKGROUND INFORMATION:**

The applicant, Thomas Dostal Developers, Inc. is requesting approval of a Major Preliminary Plat for land located east of West Post Road SW and north of Williams Boulevard SW. The property is currently zoned RMF-1, Multiple Family Residence Zone District. The proposal is to subdivide the property into 56 lots for future development of multi-family residential units.

Since this project is still in the marketing phase there will most likely be changes to the proposed lot lines. These changes, if minor in nature would be dealt with at the time of final plat application.

The Preliminary Plat as submitted includes the following:

- Total site area is 18.27 acres.
- Total lots-56.
- Accesses:
  - Two from West Post Road SW through adjacent subdivision
  - Future access to adjacent land and future streets.
- Storm water management areas will be provided in a regional storm water basin located within the subdivision.

**FINDINGS:**

The City Planning Commission shall review the application based on the following criteria:

**1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.**

*Staff Comments:* The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan. The development area is shown as “Urban Medium Intensity” on the Future Land Use Map in the City’s Comprehensive Plan. The proposed development is consistent with the goals and objective of the “Urban Medium Intensity” land use and will also comply with all other applicable codes, regulations and approvals.

**RECOMMENDED CONDITIONS:**

If the City Planning Commission recommends approval of the proposed major preliminary plat, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. A minimum side yard setback of 5’ is required or a variance must be obtained.
2. Fences will not be permitted to be constructed across or within easements.
3. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City Public Works Director/City Engineer, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
4. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, for the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site without damage to building structures, OR, The property owner shall provide a certification by a Civil Engineer or Land Surveyor licensed in the State of Iowa the drainage way has been constructed in accordance with drainage plans approved by the City.
5. The Developer shall maintain the public detention basin(s) following acceptance of all maintenance bonds for a minimum of one year or until erosion and sediment control is established and accepted by the City. Following City acceptance and maintenance of said detention basin(s), the Developer will use all reasonable measures to protect detention basin(s) from sediment runoff and damage. All construction activities are subject to the Municipal Code Chapter 71 “Erosion and Sediment Control for Construction Sites” until such time that all disturbed areas are completely stabilized and developed. The Developer agrees to remove sediment from, reseed, and otherwise repair said detention basin should development related damage occur after the basin has been accepted by the City.

# REVISED PRELIMINARY PLAT FOR HAWKS POINT SEVENTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

### UTILITY LEGEND-EXISTING

---(SS8)---	SANITARY SEWER W/SIZE
---(ST15)---	STORM SEWER W/SIZE
---	SUBDRAIN
---(FM6)---	FORCE MAIN W/SIZE
---(W8)---	WATER MAIN W/SIZE
---(G)---	GAS
---(S)---	STEAM
---(OHE)---	ELECTRIC-OVERHEAD
---(E)---	ELECTRIC-UNDERGROUND
---(C)---	CABLE TV-UNDERGROUND
---(OHC)---	CABLE TV-OVERHEAD
---(OHT)---	TELEPHONE-OVERHEAD
---(F)---	FIBER OPTIC-UNDERGROUND
---(OHF)---	FIBER OPTIC-OVERHEAD
---(T)---	TELEPHONE-UNDERGROUND
---	FENCE LINE
---	SILT FENCE
---	FLOODPLAIN LIMITS
---	FLOODWAY LIMITS
---	CITY CORPORATE LIMITS
---	CONTOUR LINE
---	LIGHT POLE W/O MAST
---	LIGHT POLE W/MAST
---	TELEPHONE POLE
---	POWER POLE
---	GUY ANCHOR
---	GUY POLE
---	TELEPHONE PEDESTAL
---	TELEPHONE MANHOLE
---	CABLE TV PEDESTAL
---	UTILITY/CONTROL CABINET
---	SANITARY MANHOLE
---	STORM MANHOLE
---	GRATE INTAKE
---	RA-3 INTAKE
---	RA-5 INTAKE
---	RA-6 INTAKE
---	RA-8 INTAKE
---	HORSESHOE CATCH BASIN W/O FLUME
---	HORSESHOE CATCH BASIN W/FLUME
---	GAS VALVE
---	FLARED END SECTION
---	CLEANOUT, STORM OR SANITARY
---	TRAFFIC SIGNAL W/MAST
---	BOLLARD
---	BENCHMARK
---	STREET SIGN
---	WELL
---	SOIL BORING
---	FIRE HYDRANT
---	WATER VALVE
---	WATER SHUTOFF
---	WATER BLOWOFF

### UTILITY LEGEND-PROPOSED

---SS8---	SANITARY SEWER W/SIZE
---ST18---	STORM SEWER W/SIZE
---FM6---	FORCE MAIN W/SIZE
---W12---	WATER MAIN W/SIZE
---CORP---	CITY CORPORATE LIMITS
---	SANITARY MANHOLE
---	STORM MANHOLE
---	GRATE INTAKE
---	RA-3 INTAKE
---	RA-5 INTAKE
---	RA-6 INTAKE
---	RA-8 INTAKE
---	HORSESHOE CATCH BASIN W/O FLUME
---	FLARED END SECTION
---	CLEANOUT, STORM OR SANITARY
---	FIRE HYDRANT
---	WATER VALVE
---	WATER SHUTOFF
---	WATER BLOWOFF

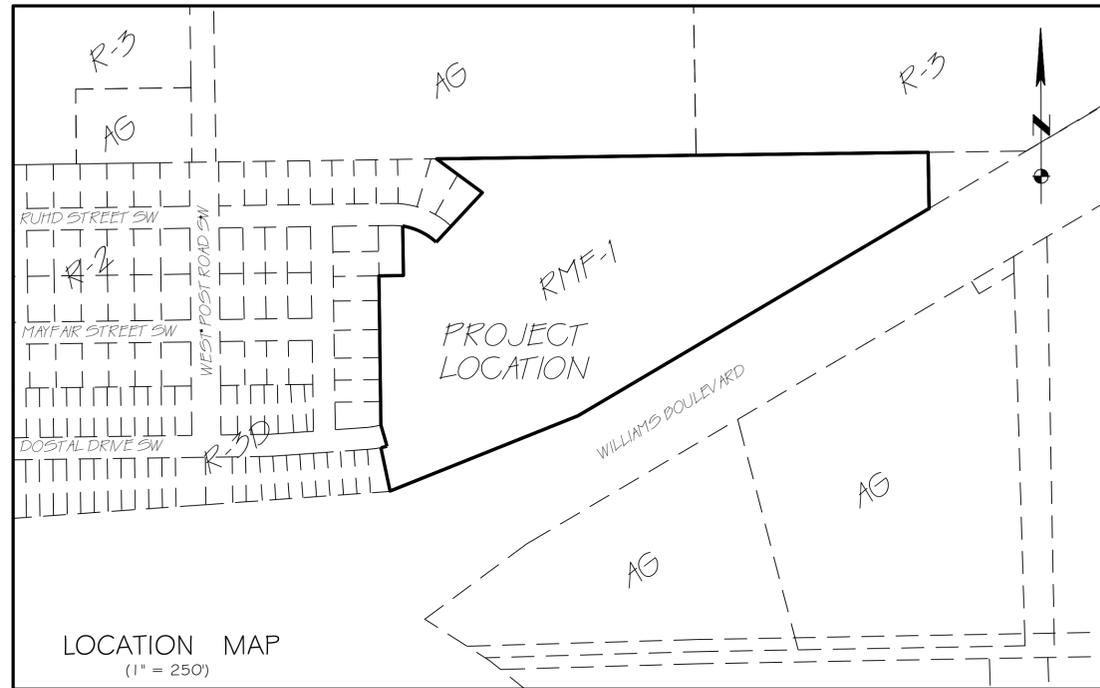
### SURVEY LEGEND

○	SET --- REBAR W/CAP NO.---
△	FOUND SURVEY MONUMENT AS NOTED
△	FOUND RIGHT OF WAY RAIL
△	SECTION CORNER SET AS NOTED
△	SECTION CORNER FOUND AS NOTED
X	CUT "X" IN CONCRETE
( )	RECORDED AS
---	EASEMENT LINE
---	PLAT OR SURVEY BOUNDARY
---	PLAT LOT LINE
---	CENTERLINE
---	SECTION LINE
---	1/4 SECTION LINE
---	1/4-1/4 SECTION LINE
---	EXISTING LOT LINE
---	BUILDING SETBACK LINE

### PLANT LEGEND

○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	DECIDUOUS SHRUB
○	CONIFEROUS SHRUB
○	TREE STUMP
---	TREE LINE DRIP EDGE

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.



### NOTE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL.

### LEGAL DESCRIPTION

ALL OF THE NW 1/4 NE 1/4 FRL. 1/4 AND THE NE 1/4 NE FRL. 1/4 SECTION 2, TOWNSHIP 82 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA, LYING NORTHERLY OF THE PUBLIC HIGHWAY NO. 151 AND U.S. NO. 30 AND THAT PART OF THE NW 1/4 NW FRL. 1/4 OF SECTION 1-82-8 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NW FRL. 1/4 SAID SECTION 1; THENCE N89°05'07"E, 683.07' ALONG THE NORTH LINE OF THE NW 1/4 NW FRL. 1/4; THENCE S00°54'53"E, 154.96' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PUBLIC HIGHWAY NO. 151; THENCE S59°28'45"W, 771.46' ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE WEST LINE OF THE NW 1/4 NW FRL. 1/4 SECTION 1-82-8; THENCE N02°13'37"W, 536.14 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

- HAWKS POINT FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA
- HAWKS POINT SECOND ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA
- HAWKS POINT THIRD ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA
- HAWKS POINT FOURTH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA
- HAWKS POINT FIFTH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA
- HAWKS POINT SIXTH ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

### SHEET INDEX

- 1) COVER
- 2) PRELIMINARY PLAT

### ZONING

EXISTING: RMF-1  
PROPOSED: RMF-1 (NO CHANGE)

### DIMENSION STANDARDS: RMF-1

MINIMUM LOT AREA: 5,000 SQUARE FEET OR 2,000 S.F. PER DWELLING UNIT  
MINIMUM WIDTH AT SETBACK LINE: 24 FEET RH/30 FEET OTH  
MINIMUM YARD FRONTAGE: 0 FEET  
FRONT YARD SETBACK: 25 FEET  
SIDE YARD SETBACK: 5 FEET SINGLE/14 FEET COMBINED  
CORNER SIDE YARD SETBACK: 15 FEET  
REAR YARD SETBACK: 25 FEET  
BUILDING MAXIMUM HEIGHT: 3 STORIES OR 35 FEET

### LANDSCAPING

LANDSCAPING SHALL BE PROVIDED PER APPLICABLE CEDAR RAPIDS ZONING STANDARDS RESIDENTIAL STANDARDS

### STREET CLASSIFICATIONS

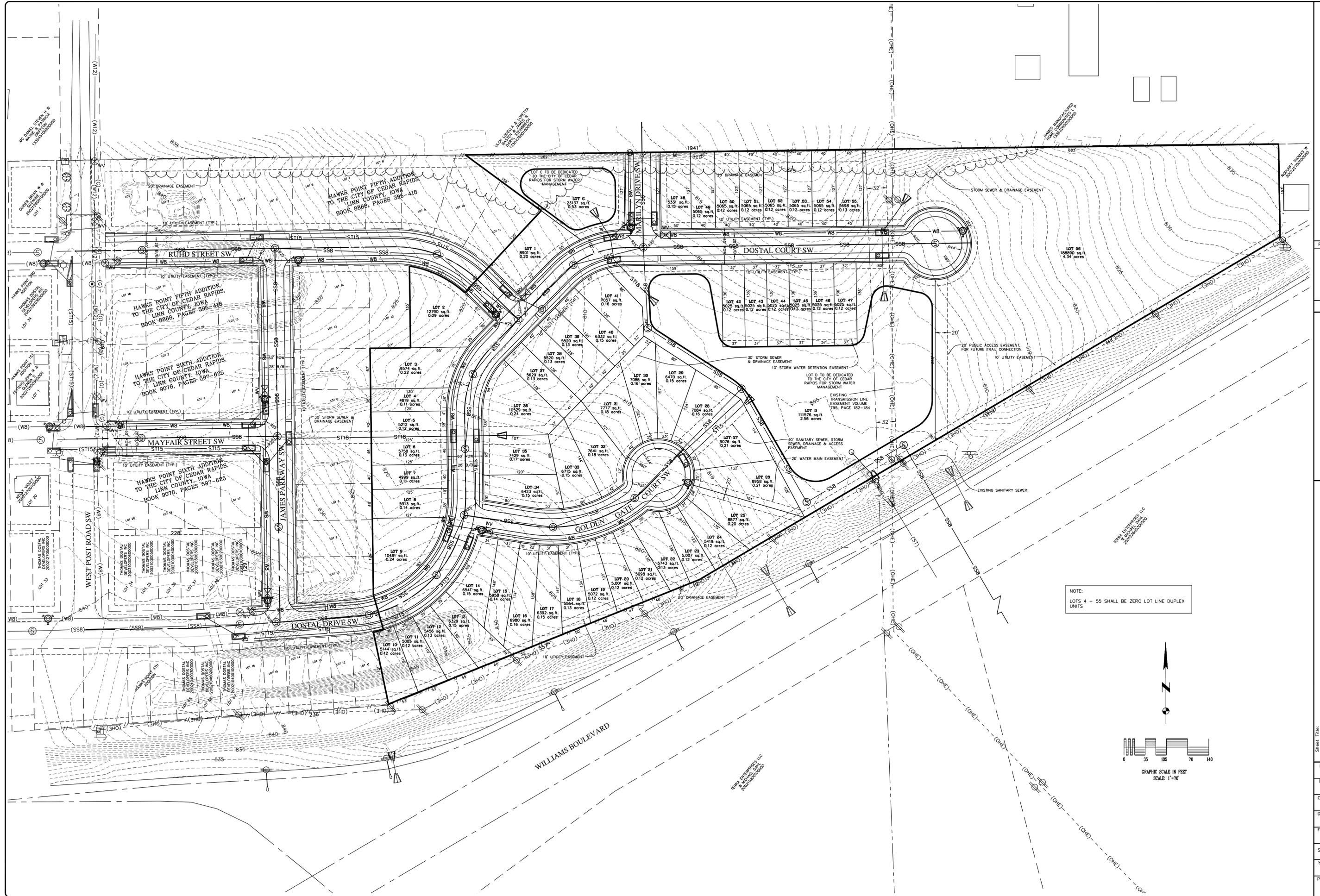
STREET	DESIGN DATA - URBAN			
	CLASSIFICATION	STREET WIDTH	ROW WIDTH	DESIGN SPEED
DOSTAL DRIVE SW	RESIDENTIAL	28'	60'	30 MPH
DOSTAL COURT SW	RESIDENTIAL	28'	60'	30 MPH
RUHD STREET SW	RESIDENTIAL	28'	60'	30 MPH
GOLDEN GATE COURT SW	RESIDENTIAL	28'	60'	30 MPH
MARILYN DRIVE SW	RESIDENTIAL	28'	60'	30 MPH

OWNER/APPLICANT:  
THOMAS DOSTAL DEVELOPERS, INC.  
%RANDY DOSTAL  
4116 PRO FARMER ROAD SW  
CEDAR RAPIDS IA 52404  
(319) 431-3881  
EMAIL: ALLAMERICANLCO@HOTMAIL.COM

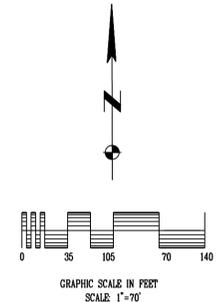
Contact Person	SUSAN FORNASH
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
E-Mail Address	susan@halleng.com
Mailing Address	1860 Boyson Rd Hiawatha, IA 52233
Date Submitted	5/20/15
Date Revised	6/10/15
Date Revised	



HALL AND HALL PROJECT NUMBER: 9401



NOTE:  
 LOTS 4 - 55 SHALL BE ZERO LOT LINE DUPLEX  
 UNITS



Revision Number	Description

Revision Number & Date

Sheet Title:  
 REVISED PRELIMINARY PLAT  
 FOR  
**HAWKS POINT SEVENTH ADDITION**  
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA  
 Designed by: BV  
 Drawn by: DLK  
 Checked by:  
 Date: 5/19/15  
 Field Book No: N/A  
 Scale: 1"=70'  
 Sheet: 2 of 2  
 Project Number: 9401



Development Services Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
Telephone: (319) 286-5820

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Preliminary Site Development Plan

---

CPC Date: July 2, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: TH Development, LLC  
Titleholder: Louis L. and Margaret Ellen Barta

Location: 7708 6<sup>th</sup> Street SW  
Request: Consideration of Preliminary Site Development Plan approval for property zoned I-2, General Industrial Zone District and A, Agriculture Zone District

Case Manager: Chris Strecker, PE, Development Services Department  
Case Number: PSDP-018650-2015

---

**BACKGROUND INFORMATION:**

The property is currently agricultural land. The applicant is applying for Preliminary Site Development Plan approval to construct a 51,000 s.f. semi sales and service facility. An Administrative Site Development plan will need to be submitted for review by the City .

The proposed uses and development are consistent with the intent and purposes of EnvisionCR, the Comprehensive Plan. The proposed development area is shown as “Industrial” on the Future Land Use Map in the Comprehensive Plan. The development will also comply with all other applicable codes, regulations and approvals.

The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area – 14.94 acres
- Proposed building size – 51,000 s.f.
- Total parking required - 4 spaces per 1,000 sf office plus 1 space per employee on largest shift = 55 total spaces
- Total parking provided - 55
- Existing open space - 100% of total area
- Proposed open space - 67% of total area

## **FINDINGS:**

Section 32.02.030.C.5.e of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

**1. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)**

*Staff comments:* The property has not been previously platted or had any preliminary plans approved.

**2. The Site Development Plan conforms to all applicable requirements of this Ordinance.**

*Staff comments:* The site development plan conforms to all applicable requirements of the City's Zoning Ordinance and other applicable codes and regulations provided the conditions proposed by City staff are complied with.

## **RECOMMENDED CONDITIONS:**

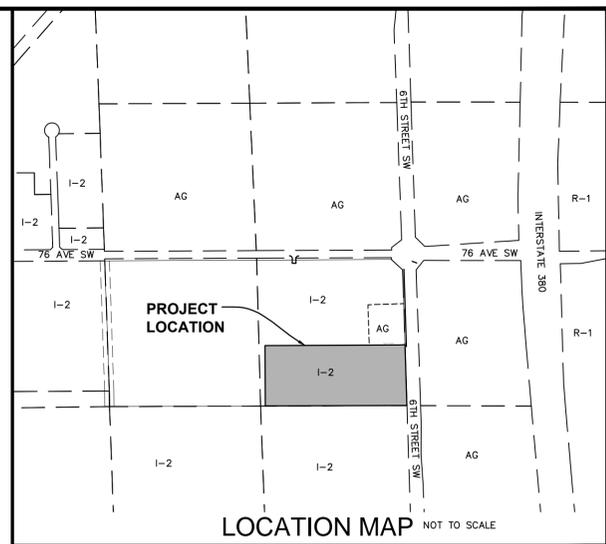
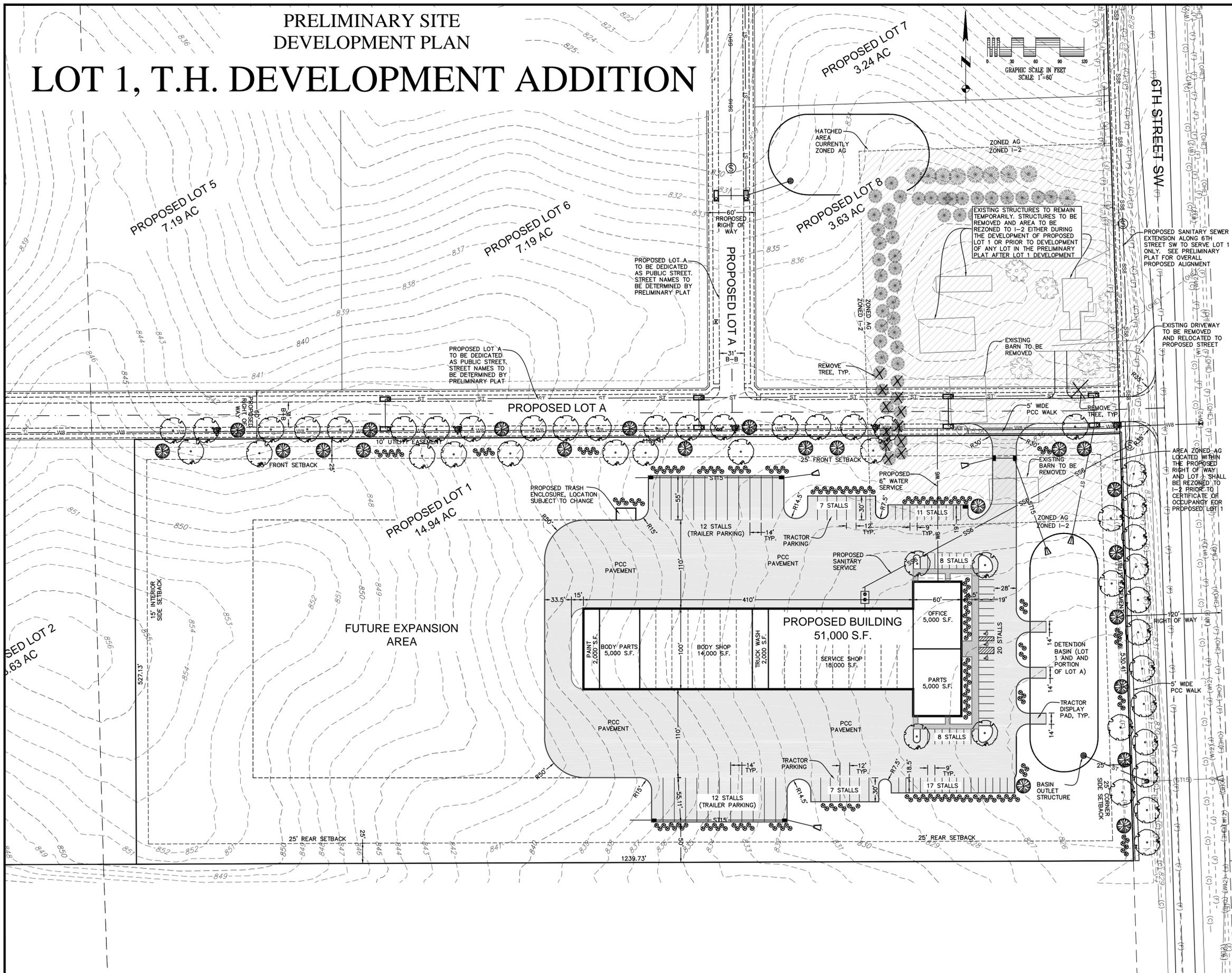
If the City Planning Commission recommends approval of the proposed Preliminary Site Development Plan, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. The existing structures marked for removal must be removed under appropriate permit and inspections conducted and approved.
2. All construction requires review by the Airport.
3. Required off-street parking shall be provided per provisions of the Zoning Ordinance or a variance be obtained.
4. All lighting shall be of a type, design and placement, and also be shielded in a manner to minimize impact on residential properties or uses adjacent to or immediately across the street.
5. That the portion of Lot 1 as shown on the preliminary plat zoned A, Agriculture Zone District be rezoned to I-2, General Industrial Zone District prior to issuance of a temporary or final certificate of occupancy.
6. That the subject property be platted per State and City subdivision regulations.
7. Historic Preservation Commission review for structures 50-years old or older proposed for demolition is required subject to Chapter 18 of the City's Municipal Code, Subsection 18.10.
8. Landscaping and buffering/screening shall be provided per the Zoning Ordinance, Subsection 32.05.030.A.
9. That all parking, drives, and storage areas be surfaced per provisions of the Zoning Ordinance. Surfacing to include asphalt, concrete, brick or asphaltic macadam.
10. If outdoor dumpsters are proposed the enclosure for the dumpster will need be a full screen enclosure including the gates and preferably designed using the same building material as the principal building as per Subsection 32.05.030.A.7. of the Zoning Ordinance. Please note that chain link with privacy slats does not satisfy this requirement.
11. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention.
12. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to construct concrete sidewalk adjoining this site. The

property owner shall construct the sidewalk improvements in accordance with City Standards, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy. If a deferral is requested, please submit a formal request with documentation verifying deferral eligibility (cross sections, drawings, etc.).

# PRELIMINARY SITE DEVELOPMENT PLAN

## LOT 1, T.H. DEVELOPMENT ADDITION



<b>APPLICANT</b> TH DEVELOPMENT, LLC % DENNIS THOMPSON PO BOX 1826 CEDAR RAPIDS, IA 52406	<b>PARKING REQUIREMENTS</b> REQUIRED: 1 SPACE PER 500 SF GFA FOR THE REPAIR AREAS REPAIR AREA: 32,000 SF TOTAL REQUIRED: 64
<b>ZONING AND USE</b> EXISTING ZONING: I-2 AND AG EXISTING USE: FARMLAND AND RESIDENTIAL PROPOSED ZONING: I-2 AND AG PROPOSED USE: SEMI SALES AND SERVICE	<b>AREA CALCULATIONS</b> TOTAL SITE AREA: 14.94 AC EXISTING HARD SURFACE: 0.0 AC (0.0%) EXISTING OPEN SPACE: 14.94 AC (100.0%) PROPOSED PAVED SURFACE: 3.80 AC (25.4%) PROPOSED BUILDING AREA: 1.17 AC (7.9%) PROPOSED OPEN SPACE: 9.97 AC (66.7%)
<b>DIMENSIONAL STANDARDS</b> FRONT YARD: 35' + 1/3' STRUCTURE EXCEEDS 35' INTERIOR SIDE: 15' OR 1/3' STRUCTURE EXCEEDS 45' CORNER SIDE: 25' REAR YARD: 25' OR 1/3' STRUCTURE EXCEEDS 45' MAX HEIGHT: 150'	<b>PLANTING REQUIREMENTS</b> ZONING: I-2 (EXISTING) ADJACENT ZONING: NORTH: AC AND I-2 SOUTH: I-2 WEST: I-2 EAST: 6TH STREET SW LOT A - FRONT YARD 15'
<p><b>RIGHT-OF-WAY LANDSCAPING</b></p> <p>1 TREE / 40 LF (LESS DRIVES &amp; ACCESS SIGHT DISTANCE Δ) LENGTH OF FRONTAGE: 1169 LF = 200 LF = 969 LF TREES REQUIRED: 969/40 = 24.22 24 TREES REQUIRED 24 TREES PROVIDED</p> <p><b>STREET FRONTAGE LANDSCAPE AREA (15' WIDTH)</b></p> <p>1 TREE / 50 LF (LESS DRIVES &amp; ACCESS SIGHT DISTANCE Δ) TOTAL AREA: 969 LF x 15 = 14,535 SF TREES REQUIRED: 969/50 = 19.38 19 TREES REQUIRED 19 TREES PROVIDED</p> <p><b>SHRUB SCREENING</b></p> <p>SHRUBS IN NON-PRKG AREAS @ 6/1,000 14,535 SF / 1,000 (6) = 87.21 87 SHRUBS REQUIRED (20% OF REQUIRED SHRUBS CAN BE GRASS/WILDFLOWERS @ 4:1 SHRUB RATIO) 87 SHRUBS PROVIDED 0 GRASSES/WILDFLOWERS PROVIDED</p> <p>SHRUBS WILL BE UTILIZED TO ACCOMPLISH PARKING LOT SCREENING AS WELL AS MEETING THE AREA REQUIREMENT.</p> <p><b>6TH STREET SW - SIDE YARD 10'</b></p> <p><b>RIGHT-OF-WAY LANDSCAPING</b></p> <p>1 TREE / 40 LF (LESS DRIVES &amp; ACCESS SIGHT DISTANCE Δ) LENGTH OF FRONTAGE: 530.41 LF = 35 LF = 530.41 LF TREES REQUIRED: 495.41/40 = 12.38 12 TREES REQUIRED 12 TREES PROVIDED</p> <p><b>STREET FRONTAGE LANDSCAPE AREA (10' WIDTH)</b></p> <p>1 TREE / 50 LF (LESS DRIVES &amp; ACCESS SIGHT DISTANCE Δ) TOTAL AREA: 530.41 LF x 35 = 5,304.1 SF TREES REQUIRED: 495.41/50 = 9.9 10 TREES REQUIRED 10 TREES PROVIDED</p> <p><b>SHRUB SCREENING</b></p> <p>SHRUBS IN NON-PRKG AREAS @ 6/1,000 5,304.1 SF / 1,000 (6) = 31.82 32 SHRUBS REQUIRED (20% OF REQUIRED SHRUBS CAN BE GRASS/WILDFLOWERS @ 4:1 SHRUB RATIO) 32 SHRUBS PROVIDED 0 GRASSES/WILDFLOWERS PROVIDED</p> <p><b>PARKING TREES</b></p> <p>PARKING SPACES (1 TREE/12 STALLS): 55/12 = 4.6 5 TREES REQUIRED 5 TREES PROVIDED</p> <p><b>SHRUB SCREENING (TRUCK PARKING TO SOUTH)</b></p> <p>SHRUBS TO SCREEN 231 LF / 4' = 57 23 OF PARKING LOT (20% GRASS/WILDFLOWERS @ 4:1 SHRUB RATIO) 57 TOTAL SHRUBS REQUIRED 57 SHRUBS PROVIDED 0 GRASSES/WILDFLOWERS PROVIDED</p>	

DRAWN BY: BWJ				
CHECKED BY: BWJ				
APPROVED BY:				
DATE: 06/26/2015				
FIELD BOOK: XXX	NO.	REVISION DESCRIPTION	APPROVED	DATE

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LOT 1, T.H. DEVELOPMENT ADDITION

PRELIMINARY SITE DEVELOPMENT PLAN

SHEET 1 OF 1

PROJECT NO: 10354

Contact Person	BRENT W. JACKMAN
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSON ROAD
E-Mail Address	brent@halleng.com
Date Submitted	05/20/2015 PSDP
Date Submitted	06/26/2015 PSDP



Development Service Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
Telephone: (319) 286-5043

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Major Preliminary Plat

---

CPC Date: July 2, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: TH Development, LLC  
Titleholder: Louis L. and Margaret Ellen Barta

Plat Name: TH Development Addition  
Location: 7708 6<sup>th</sup> Street SW  
Request: Consideration of a Major Preliminary Plat

Case Number: PRPT-018657-2015  
Case Manager: Chris Strecker

---

**BACKGROUND INFORMATION:**

The applicant, Dennis Thompson with TH Development, LLC is requesting approval of a Major Preliminary Plat for the agricultural land located at 7708 6<sup>th</sup> Street SW. The property is currently used for agriculture with a farmstead and is currently zoned I-2, General Industrial and A, Agriculture. The proposal is to subdivide the property into 8 lots for future development of Industrial properties.

Since this project is still in the marketing phase there will most likely be changes to the proposed lot lines. These changes, if minor in nature would be dealt with at the time of final plat application.

The Preliminary Plat as submitted includes the following:

- Total site area is 76.06 acres.
- Total lots - 8.
- Accesses:
  - Three from 76<sup>th</sup> Avenue SW
  - One from 6<sup>th</sup> Street SW
- Storm water management areas will be provided on a lot by lot basis.

**FINDINGS:**

The City Planning Commission shall review the application based on the following criteria:

**1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.**

*Staff Comments:* The proposed use and development are consistent with the intent and purposes of the Comprehensive Plan. The development area is shown as “Industrial” on the Future Land Use Map in the City’s Comprehensive Plan. The proposed development is consistent with the goals and objective of the “Industrial” land use and will also comply with all other applicable codes, regulations and approvals.

**RECOMMENDED CONDITIONS:**

If the City Planning Commission recommends approval of the proposed major preliminary plat, adoption of the following conditions as recommended by City Departments should be considered. The City Planning Commission may approve with additional conditions.

1. That future development shall be subject to the PSDP review process as set forth in Section 32.02.030.G. prior to issuance of building permit(s). Such Development shall meet all City development standards in effect at the time of plan submittal.
2. All construction requires review by the Airport.
3. That the portion of Lot 1 as shown on the preliminary plat zoned A, Agriculture Zone District be rezoned to I-2, General Industrial Zone District prior to issuance of a temporary or final certificate of occupancy.
4. That the subject property be platted per State and City subdivision regulations.
5. That the Developer extend a 12-inch (or 16-inch) water main along the 76th Ave. right-of-way. The final sizing and routing of the oversized pipe (the segments over 8-inch in diameter) will be determined as part of the plan of improvements review process. The construction of the large diameter pipe may be done in conjunction with an approved phasing plan by the City to correspond with the timing of the site development of the lots. The terms of the reimbursement must be addressed in a Development Agreement per Chapter 12 of the Municipal Code.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to submit to the City a signed Agreement for Private Storm Water Detention.
7. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, the property owner shall be responsible to complete the following:
  - a. The property owner shall submit to the City a signed Concrete Pavement and Concrete Sidewalk Petition and Assessment Agreement for improvements in a public street along the west boundary of this site. The City shall furnish the agreement form upon request by the property owner. The following additional agreement condition shall apply:
    - i. The property owner shall dedicate to the City, at no cost to the City, a maximum 40’ wide half-street right-of-way necessary for said improvements at such time as deemed necessary by City Council.
  - b. The property owner shall submit to the City a signed Agreement to Convey Slope Grading Easements and temporary grading easements, at no cost to the City, as necessary to facilitate construction of said public street improvements along the west boundary of this site. The City shall provide the agreement form upon request by the owner.
  - c. That a civil engineer licensed in the State of Iowa submit for review and approval an acceptable preliminary profile for the future street along the west boundary of

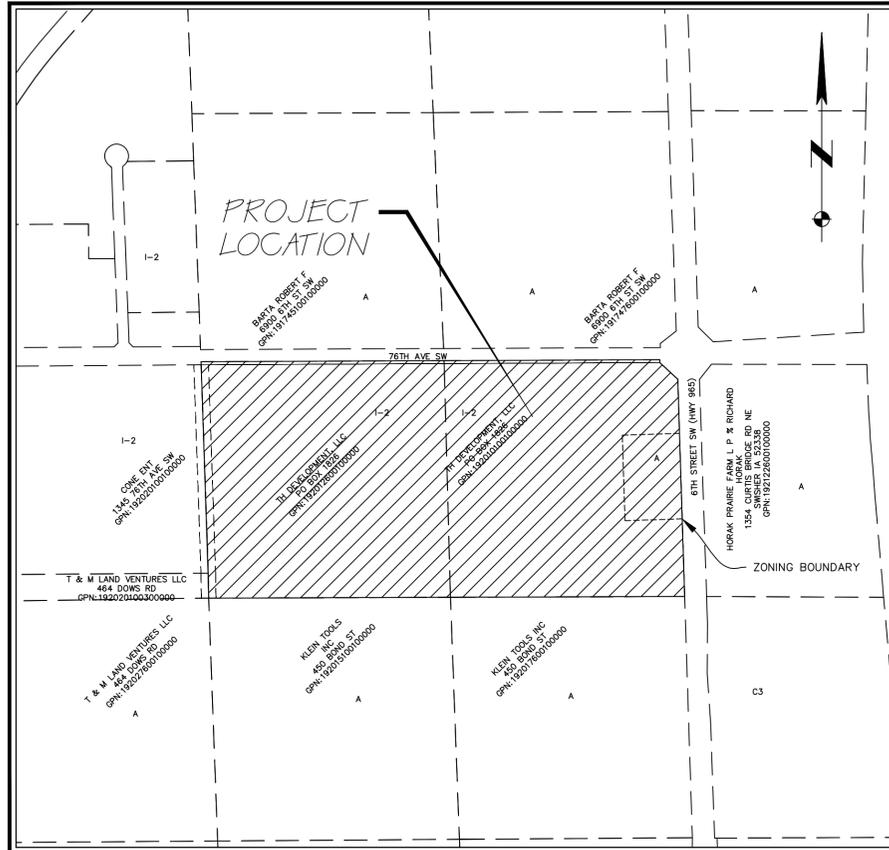
this site. All grading on this site and proposed site improvements shall be in accordance with the preliminary design profile and site improvement plans approved by the City.

# PRELIMINARY PLAT FOR TH DEVELOPMENT ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

## UTILITY AND EMERGENCY TELEPHONE NUMBERS CITY OF CEDAR RAPIDS, IOWA

PUBLIC WORKS DEPARTMENT	(319)-286-5802
POLICE DEPARTMENT	(319)-286-5491
EMERGENCY	911
FIRE DEPARTMENT	(319)-286-5200
EMERGENCY	911
WATER DEPARTMENT	(319)-286-5910
SEWER MAINTENANCE DEPARTMENT	(319)-286-5815
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(319)-298-5162
CENTURY LINK (TELEPHONE)	
ENGINEER, WEST SIDE	(319)-399-7600
ENGINEER, EAST SIDE	(319)-399-7487
ALLIANT/I.E.S. INDUSTRIES (ELECTRIC, STEAM)	
INFORMATION	(319)-786-1912
	(319)-786-1959
MEDIACOM (CABLE TV)	
BUSINESS	(319)-395-9699
LOCATIONS	(800)-292-8989
WINDSTREAM (TELEPHONE / CABLE TV)	
BUSINESS	(319)-790-7114
LOCATIONS	(800)-292-8989
IMON (TELEPHONE / CABLE TV)	(319)-261-4670
SOUTHSLOPE (TELEPHONE / CABLE TV)	(319)-665-5312
LINN COUNTY REC	(319)-377-1587
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION	
DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
LINN COUNTY ENGINEER	(319)-892-6400
LINN COUNTY MAINTENANCE	(319)-892-6420

## LOCATION MAP (NOT TO SCALE)



## SHEET INDEX

NO.	DESCRIPTION
1	COVER
2	PRELIMINARY PLAT

## ZONING AND USE

EXISTING ZONING: I-2 AND AG  
EXISTING USE: FARMLAND AND RESIDENTIAL  
PROPOSED ZONING: I-2 AND AG

## DIMENSIONAL STANDARDS

FRONT YARD: 35' + 1'/3' STRUCTURE EXCEEDS 35'  
INTERIOR SIDE: 15' OR 1'/3' STRUCTURE EXCEEDS 45'  
CORNER SIDE: 25'  
REAR YARD: 25' OR 1'/3' STRUCTURE EXCEEDS 45'  
MAX HEIGHT: 150'

## LEGAL

NORTH HALF (N 1/2) OF NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE SEVEN (7) WEST OF THE 5TH P.M., CEDAR RAPIDS, LINN COUNTY, IOWA EXCEPT PUBLIC HIGHWAY

## STREET CLASSIFICATION

76TH AVE SW: MAJOR ARTERIAL  
POSTED SPEED 45 MPH  
DESIGN SPEED 50 MPH

6TH STREET SW (HWY 965): MAJOR ARTERIAL  
POSTED SPEED 45 MPH  
DESIGN SPEED 50 MPH

## EXISTING LOT AREA

3,313,346 SQUARE FEET=76.06 ACRES

## UTILITY LEGEND

EXISTING	PROPOSED
(SS8)	SS8
(ST15)	ST18
(FM6)	FM6
(WB)	W12
(G)	G
(S)	S
(OHE)	OHE
(E)	E
(C)	C
(OHC)	OHC
(OHT)	OHT
(F)	F
(OHF)	OHF
(T)	T
FP	FP
FW	FW
(CORP)	CORP
800	800
Light Pole w/o Mast	Light Pole w/Mast
Telephone Pole	Telephone Pole
Power Pole	Power Pole
Guy Anchor	Guy Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Cable TV Pedestal	Cable TV Pedestal
Utility/Control Cabinet	Utility/Control Cabinet
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Grate Intake	Grate Intake
RA-3 Intake	RA-3 Intake
RA-5 Intake	RA-5 Intake
RA-6 Intake	RA-6 Intake
RA-8 Intake	RA-8 Intake
Horseshoe Catch Basin w/o Flume	Horseshoe Catch Basin w/Flume
Gas Valve	Gas Valve
Flared End Section	Flared End Section
Cleanout, Storm or Sanitary	Cleanout, Storm or Sanitary
Traffic Signal w/Mast	Traffic Signal w/Mast

## UTILITY LEGEND (CONTINUED)

EXISTING	PROPOSED
BM	BM
SB	SB
W	W
SP	SP
CM	CM
BOLLARD	BOLLARD
BENCHMARK	BENCHMARK
STREET SIGN	STREET SIGN
WELL	WELL
SOIL BORING	SOIL BORING
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER SHUTOFF	WATER SHUTOFF
WATER BLOWOFF	WATER BLOWOFF
SURVEY CONTROL MONUMENT AS NOTED	SURVEY CONTROL MONUMENT AS NOTED

## SURVEY LEGEND

○	SET REBAR W/CAP NO.
□	SET PK NAIL
●	FOUND SURVEY MONUMENT AS NOTED
⊗	FOUND RIGHT OF WAY RAIL
△	SECTION CORNER SET AS NOTED
▲	SECTION CORNER FOUND AS NOTED
X	CUT "X" IN CONCRETE
( )	RECORDED AS
---	EASEMENT LINE
---	PLAT OR SURVEY BOUNDARY
---	PLAT LOT LINE
---	CENTERLINE
---	SECTION LINE
---	1/4 SECTION LINE
---	1/4-1/4 SECTION LINE
---	EXISTING LOT LINE
---	BUILDING SETBACK LINE

## PLANT LEGEND

EXISTING	PROPOSED
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Deciduous Shrub	Deciduous Shrub
Coniferous Shrub	Coniferous Shrub
Tree Stump	Tree Stump
Tree Line Drip Edge	Tree Line Drip Edge

## NOTE

THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CEDAR RAPIDS METROPOLITAN AREA ENGINEERING DESIGN STANDARDS MANUAL.

OWNER/APPLICANT:  
TH DEVELOPMENT LLC  
ATT: DENNIS THOMPSON  
PO BOX 1826  
CEDAR RAPIDS IA 52406

Contact Person	BRENT W. JACKMAN P.E.
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7595
Mailing Address	1860 BOYSSON ROAD
E-Mail Address	brent@halleng.com
Date Submitted	05/20/2015
Date Submitted	06/26/2015



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CITY FILE NUMBER: **PRPT-018657-2015**  
HALL AND HALL PROJECT NUMBER: **10354**

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

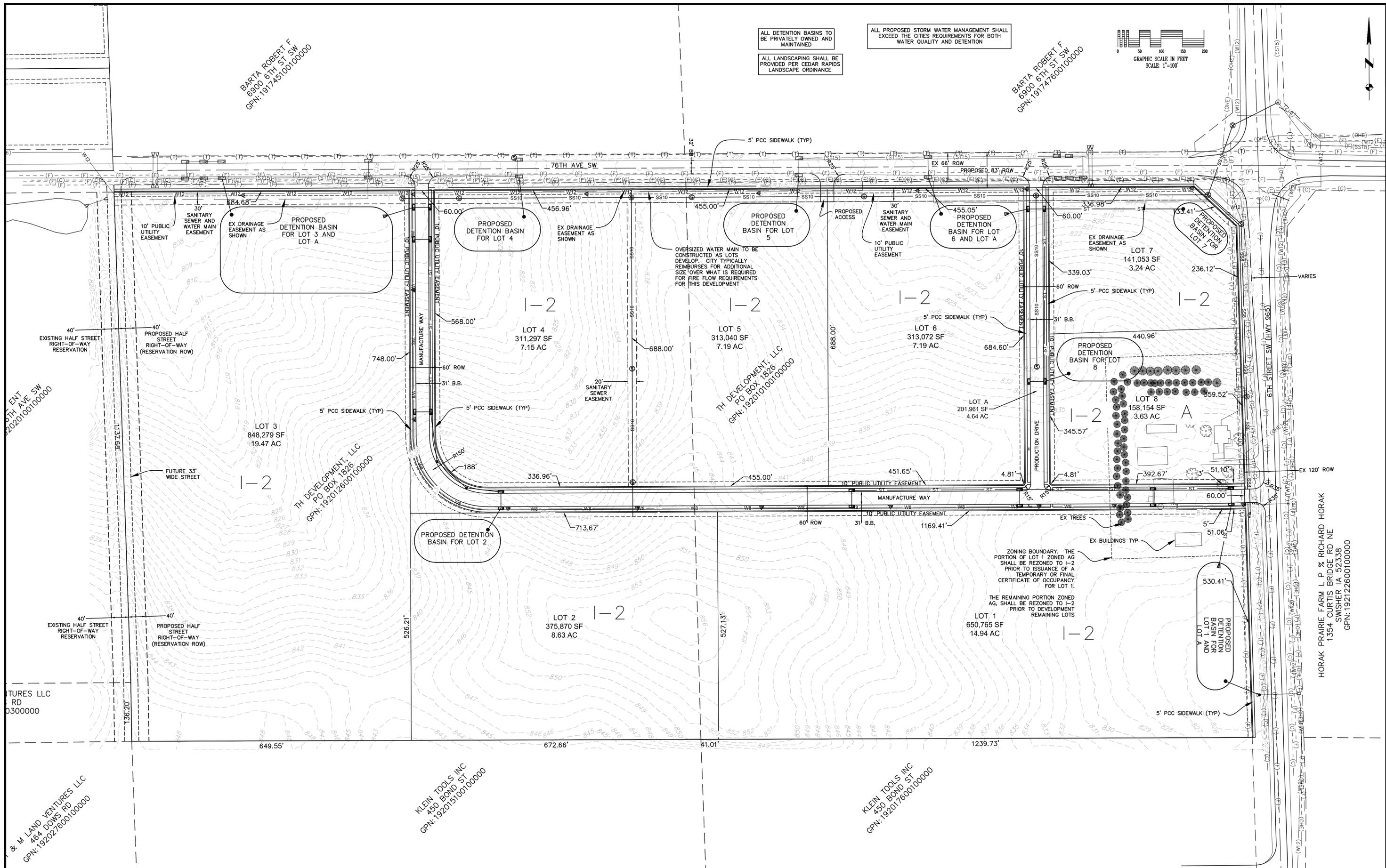
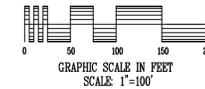
BARTA ROBERT F  
6900 6TH ST SW  
GPN: 191745100100000

BARTA ROBERT F  
6900 6TH ST SW  
GPN: 191747600100000

ALL DETENTION BASINS TO BE PRIVATELY OWNED AND MAINTAINED

ALL PROPOSED STORM WATER MANAGEMENT SHALL EXCEED THE CITIES REQUIREMENTS FOR BOTH WATER QUALITY AND DETENTION

ALL LANDSCAPING SHALL BE PROVIDED PER CEDAR RAPIDS LANDSCAPE ORDINANCE



LAND VENTURES LLC  
RD  
0300000

TH DEVELOPMENT, LLC  
PO BOX 1926  
GPN: 192012600100000

KLEIN TOOLS INC  
450 BOND ST  
GPN: 192015100100000

KLEIN TOOLS INC  
450 BOND ST  
GPN: 192017600100000

HORAK PRAIRIE FARM L P % RICHARD HORAK  
1354 CURTIS BRIDGE RD NE  
SWISHER IA 52338  
GPN: 192122600100000

DRAWN BY: DAS			
CHECKED BY: BWJ			
APPROVED BY: BWJ			
DATE: 06/26/2015			
FIELD BOOK: XXX			
NO.	REVISION DESCRIPTION	APPROVED	DATE



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TH DEVELOPMENT ADDITION  
IN THE CITY OF CEDAR RAPIDS,  
LINN COUNTY, IOWA

PRELIMINARY PLAT

SHEET 2 OF 2

PROJECT NO: 10354

CAD File: I:\projects\10354\10354-Hunter HW 965\DWG\Plat\10354-P01.dwg Date Plotted: Jun 26, 2015 10:44am Plotted By: BRENT JACKMAN



Development Services Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
Telephone: (319) 286-5168

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Conditional Use with a Preliminary Site Development Plan

---

CPC Date: July 2, 2015

To: City Planning Commission  
From: Development Services Department

Applicant: Barmuda Companies  
Titleholder: SDG Macerich Properties

Location: 4444 First Avenue NE  
Request: Conditional Use approval for an Outdoor Service Area in C-2, Community Commercial Zone District

Case Manager: Dave Houg, Development Services Department  
Case Number: COND-014051-2014

---

**BACKGROUND INFORMATION:**

This is to certify that the Development Services staff has examined the petition of Barmuda Companies dba Hurricane Grill & Wings requesting Conditional Use approval for an “Outdoor Service Area” for property at 4444 First Avenue NE and zoned C-2, Community Commercial Zone District.

**GENERAL INFORMATION:**

Hurricane Grill & Wings wishes to receive approval for an outdoor service area where alcohol can be served.

The plan submitted shows the following characteristics:

- Total area of mall: 250,315 sq ft
- Total area of restaurant: 5,090 sq ft
- Total size of proposed outdoor service area: 64 sq ft (2 tables)

After careful review, the staff has prepared the following findings in accord with Section 32.02.030.D. of the Zoning Ordinance:

**FINDINGS:**

Section 32.02.030.D.9 of the Zoning Ordinance requires the City Planning Commission to review the application based on the following criteria:

1. **That the conditional use applied for is permitted in the district within which the property is located.**

*Staff Comments:* The conditional use as requested is permitted within the C-2, Community Commercial District.

2. **That the proposed use and development will be consistent with the intent and purpose of this Ordinance and with the Future Land Use Policy Plan and other elements of the Comprehensive Plan.**

*Staff Comments:* This area is designated as Commercial on the City's Future Land Use Map. Situated in the middle of an existing shopping mall, the Conditional Use request for an outdoor service area has little potential to be disruptive to the neighborhood due to hours of operation or noise generated from the outdoor activities at the site.

3. **That the proposed use and development will not have a substantial adverse effect upon adjacent property, and the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety, and welfare.**

*Staff Comments:* The effects of the proposed conditional use are expected to be compatible with the existing conditions in the surrounding area.

4. **That the proposed development or use will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.**

*Staff Comments:* The proposed service area should be compatible with the immediate commercial neighborhood.

5. **That adequate measure have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage, and similar facilities.**

*Staff Comments:* There are no anticipated changes to the traffic patterns or required public services and facilities necessary to serve the site.

6. **That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Ordinance for the district in which the property is located.**

*Staff Comments:* The building and site are required to comply with all provisions of the Zoning Ordinance and the C-2 Zoning District, the staff recommended conditions and all other applicable codes and regulations.

7. **Whether, and to what extent, all reasonable steps possible have been, or will be, taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.**

*Staff Comments:* The service area must comply with all applicable requirements of the Police Department for staffing and fencing.

**8. The Site Development Plan is consistent with the previously approved Preliminary Plans for the property (if applicable)**

*Staff Comments:* This request is consistent with the shopping center's overall site development plan.

**9. The Site Development Plan conforms to all applicable requirements of this Ordinance.**

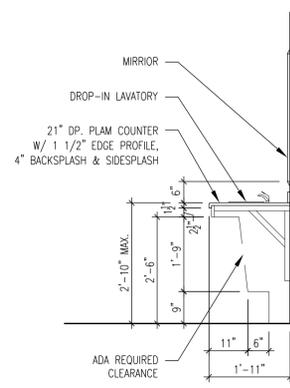
*Staff Comments:* The site development plan conforms to all applicable requirements of Chapter 32, The City's Zoning Ordinance.

If the Commission determines to recommend approval of the proposed conditional use, adoption of the following conditions as recommended by City Departments should be considered:

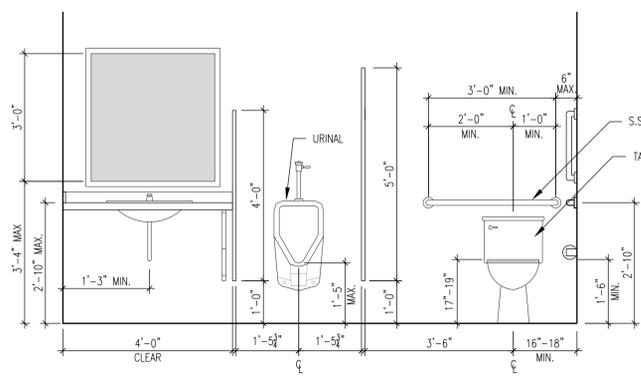
**RECOMMENDED CONDITIONS:**

1. The current project is not complete, and fencing and a gate must still be installed. The gate must meet all Fire Department regulations related to entry/egress points. The gate shall be used only as an emergency entry/egress route unless the outdoor service area is staffed continually during normal business hours.
2. The outdoor service area must have fencing. The fencing requirements, for an area with limited staffing, must be of sufficient height to deter the passing of alcoholic beverages over the top of the fence. The fence must also be designed in such a manner as to prohibit the passing of alcoholic beverages through it. The fencing requirements, for an outdoor service area that is staffed full time during normal business hours, can vary some from the above requirements. For those outdoor service areas, a specific fence design must be submitted and it will be evaluated on a case-by-case basis.
3. The Police Department shall re-inspect the outdoor service area prior to issuance of a certificate of occupancy.
4. No amplified outdoor music such as bands, karaoke, and public address systems, etc. shall be allowed in the outdoor service area.

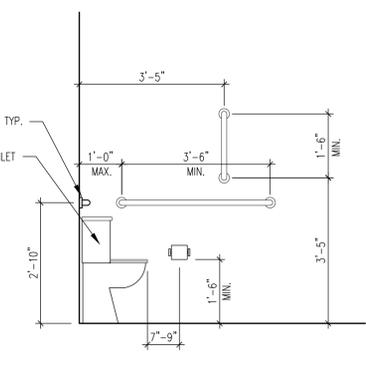




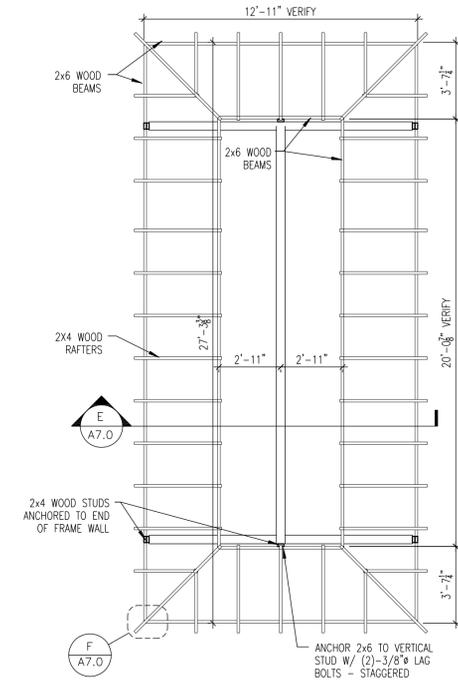
**A LAVATORY**  
Scale: 1/2" = 1'-0"



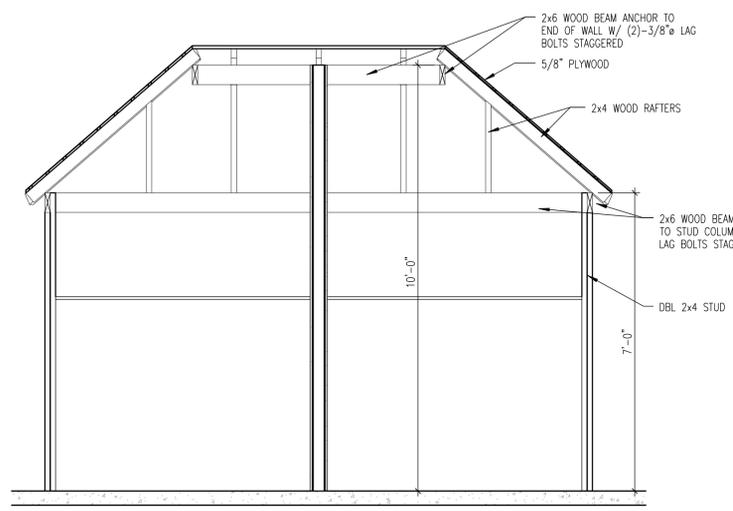
**B TOILET ROOM ELEVATION**  
Scale: 1/2" = 1'-0"



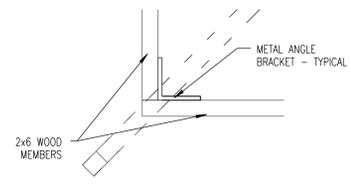
**C TOILET ELEVATION**  
Scale: 1/2" = 1'-0"



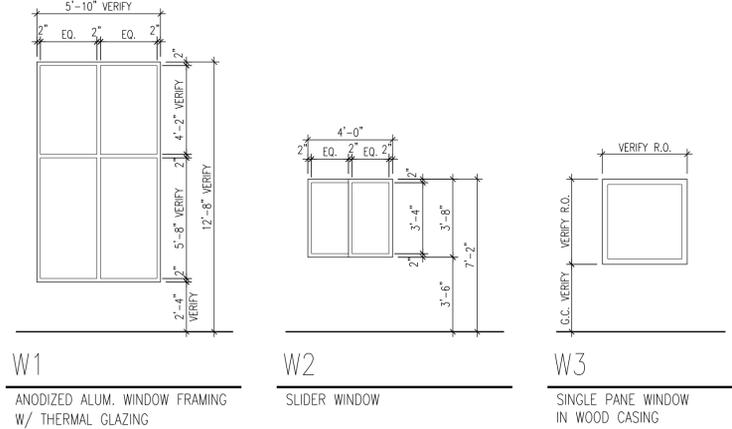
**D FRAMING PLAN**  
Scale: 1/4" = 1'-0"



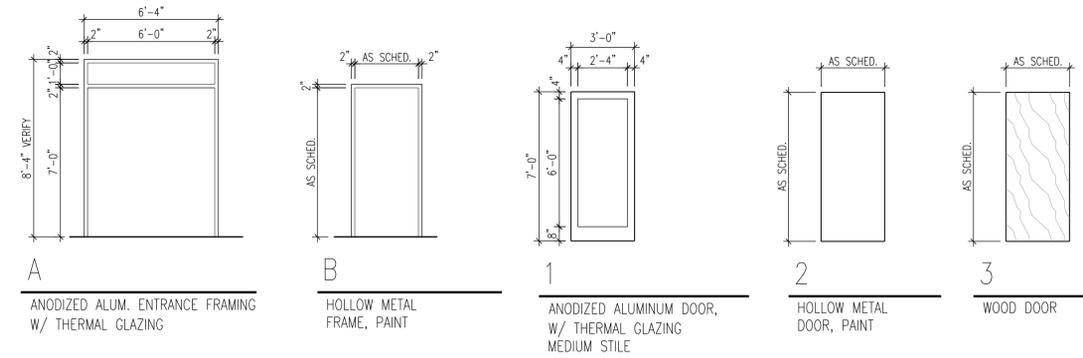
**E DECORATIVE CANOPY SECTION**  
Scale: 1/2" = 1'-0"



**F CORNER DETAIL**  
Scale: 1 1/2" = 1'-0"

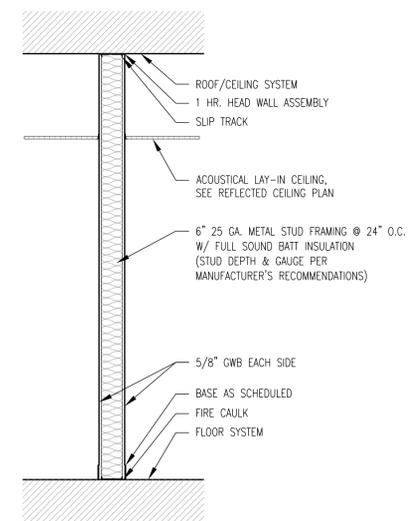


WINDOW TYPE

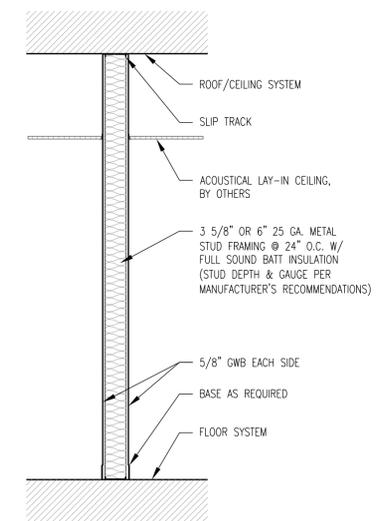


FRAME TYPE

DOOR TYPE



**1 HR. INTERIOR WALL SECTION**  
Scale: NTS U.L. U419 STC 56



**TYPICAL INTERIOR WALL SECTION**  
Scale: NTS

NUMBER	DOOR & FRAME				LOCKSET TYPE							MISC. HARDWARE										NOTES		
	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	FRAME TYPE	PRIVACY FUNCTION LOCKSET	OFFICE FUNCTION LOCKSET	STORAGE/ROOM FUNCTION LOCKSET	CLASSROOM FUNCTION LOCKSET	ENTRANCE FUNCTION LOCKSET	PANIC-TYPE EXIT DEVICE	PASSAGE FUNCTION LATCH SET	NO. OF PANS OF BUTT HINGES	FLUSH BOLTS	WALL STOP	PUSH PLATE PULL HANDLE	CLOSER	CLOSER W/ OVERHEAD STOP	OVERHEAD STOP	SILENCERS	WEATHER SEAL	KICKPLATE		ASTRAL	THRESHOLD
100	3'-0" PAIR	7'-0"	1	A						•		3			•	•							•	HARDWARE BY ALUMINUM DOOR SUPPLIER
101	3'-0" PAIR	7'-0"	1	A SIM.								3			•	•								HARDWARE BY ALUMINUM DOOR SUPPLIER
102	16'-4"	8'-4"	-	-								-												FOLDING DOOR SYSTEM BY OTHERS.
103	3'-0" MIN.	7'-0"	-	-								-												CASED OPENING
104A	3'-0"	7'-0"	3	B								1 1/2		•		•								PUSH PLATE
104B	3'-0"	7'-0"	3	B								1 1/2		•		•								PUSH PLATE
104C	3'-0"	7'-0"	2	B				•				1 1/2		•		•								
105	3'-0"	7'-0"	3	B								1 1/2		•	•	•								
106	3'-0"	7'-0"	3	B								1 1/2		•	•	•								
107	3'-0"	7'-0"	3	B				•				1 1/2		•		•								
108	-	-	-	-								-												NOTE 13 ON A2.0